

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address D. EDWARD HAYS, #162507 ehays@marshackhays.com CHAD V. HAES, #267221 chaes@marshackhays.com TINHO MANG, #322146 tmang@marshackhays.com MARSHACK HAYS LLP 870 Roosevelt Irvine, CA 92620 Telephone: (949) 333-7777 Facsimile: (949) 333-7778 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: CHARLES W. DAFF, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION	
In re: RAUL A. MORALES, <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 6:20-bk-14050-SC (lead case) Case No. 6:21-bk-12041-SC (joint admin.) CHAPTER: 7 <div style="text-align: center; padding: 20px;"> NOTICE OF SALE OF ESTATE PROPERTY </div>

Sale Date: March 22, 2022	Time: 10:00 a.m.
Location: United States Bankruptcy Court, Central District of California, Riverside Division, Courtroom 126, 3420 Twelfth Street, Riverside, CA 92501 *Special COVID-19 procedures may apply, and the courtroom may be closed. Please refer to the Court's website for more details.	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** March 8, 2022

Description of property to be sold: Real Property commonly known as 33178 Romance Pl., Temecula, CA 92592-3304 California 91730 - APN: 962-422-006, legal description contained in the Sale Motion filed on February 16, 2022 Dk. No. 87.

Terms and conditions of sale: Terms and conditions subject to purchase and sale agreement attached to the Motion. Sale subject to overbid, closing within 30 days of entry of sale order. As-is, where-is, and with all faults. No representation or warranty by seller. For further information please consult the Motion and attached purchase agreement.

Proposed sale price: \$685,000

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any): Bid price by Buyer is \$685,000 with a \$30,000 deposit.

The proposed terms of sale are subject to overbid, which procedures are described
in greater detail in the Sale Motion filed on February 16, 2022, as Dk. No. 87.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

March 22, 2022 at 11:00 a.m.

United States Bankruptcy Court, Central District of California

Riverside Division

3420 Twelfth Street, Riverside, CA 92501

Courtroom 303

*Special COVID-19 procedures may apply, and the courtroom
may be closed. Please refer to the Court's website for more details.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Leo Gonzalez, Castle Realty Group

gonzalezgroupsells@gmail.com

Cell: 951-833-3447

Date: February 16, 2022

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
870 Roosevelt, Irvine, CA 92620

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **February 16, 2022**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On **February 16, 2022**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **February 16, 2022**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

VIA PERSONAL DELIVERY:

PRESIDING JUDGE'S COPY

HONORABLE SCOTT C. CLARKSON
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA
RONALD REAGAN FEDERAL BUILDING AND COURTHOUSE
411 WEST FOURTH STREET, SUITE 5130 / COURTROOM 5C
SANTA ANA, CA 92701-4593

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

February 16, 2022
Date

Chanel Mendoza
Printed Name

/s/ Chanel Mendoza
Signature

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **TRUSTEE CHARLES W DAFF (TR):** Charles W Daff (TR) charleswdaff@gmail.com, c122@ecfbis.com
- **INTERESTED PARTY COURTESY NEF:** Stephen H Darrow bklaw321@yahoo.com, G2934@notify.cincompass.com
- **COUNSEL FOR TRUSTEE CHARLES W DAFF (TR):** Chad V Haes chaes@marshackhays.com, chaes@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com; cmendoza@marshackhays.com; kfrederick@ecf.courtdrive.com
- **COUNSEL FOR TRUSTEE CHARLES W DAFF (TR):** D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- **INTERESTED PARTY COURTESY NEF:** Christopher M Kiernan chris@talkovlaw.com, talkovlaw@ecf.courtdrive.com
- **COUNSEL FOR TRUSTEE CHARLES W DAFF (TR):** Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- **INTERESTED PARTY COURTESY NEF:** Elizabeth Redmond notices@becket-lee.com
- **INTERESTED PARTY COURTESY NEF:** Valerie Smith claims@recoverycorp.com
- **COUNSEL FOR DEBTOR MARIA EUGENIA MORALES:** Scott Talkov scott@talkovlaw.com, talkovlaw@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR USAA FEDERAL SAVINGS BANK:** Edward A Treder cdcaecf@bdfgroup.com
- **U.S. TRUSTEE:** United States Trustee (RS) ustpregion16.rs.ecf@usdoj.gov

2. **SERVED BY UNITED STATES MAIL:** CONTINUED:

**ADDR ON DOCKET
DEBTOR**
RAUL A MORALES
33178 ROMANCE PL
TEMECULA, CA 92592-3304

**NEW ADDR FROM DEBTOR 04/07/21
DEBTOR**
RAUL A MORALES
21715 63RD AVE CT EAST
SPANAWAY, WA 98387

DEBTOR (JOINT)
MARIA EUGENIA MORALES
33178 ROMANCE PL
TEMECULA, CA 92592-3304

SECURED CREDITOR
PASQUALE CHIECHI AND
ANTONIA CHIECHI
P O BOX 404
TEMPLE CITY, CA 91780-0404

SECURED CREDITOR
USAA FED SVNG/NATIONST
10750 MCDERMOTT FWY
SAN ANTONIO, TX 78288-1600

**RTD 10/25/21 UTF
SECURED CREDITOR**
USAA/NATIONSTAR MORTGAGE
350 HIGHLAND
HOUSTON, TX 77009-6623

**NEW ADDR PER WEB
SECURED CREDITOR**
USAA
9800 FREDERICKSBURG RD
SAN ANTONIO, TX 78288

**NEW ADDR PER WEB
SECURED CREDITOR**
MR. COOPER FKA NATIONSTAR
MORTGAGE
ATTN: CUSTOMER RELATIONS
PO BOX 619098
DALLAS, TX 75261-9741

CREDITOR / POC ADDRESS
FRANCHISE TAX BOARD
BANKRUPTCY SECTION MS: A-340
P O BOX 2952
SACRAMENTO, CA 95812-2952

INTERESTED PARTY
ALL OCCUPANTS OF 33178
ROMANCE PL
33178 ROMANCE PL
TEMECULA, CA 92592-3304

INTERESTED PARTY
NORTHWEST TRUSTEE SERVICES,
INC.
1241 E. DYER ROAD, SUITE 250
SANTA ANA, CA 92705

INTERESTED PARTY
COUNTY OF RIVERSIDE
COUNTY COUNCIL, MAIN OFFICE
3960 ORANGE STREET, SUITE 500
RIVERSIDE, CA 92501

INTERESTED PARTY

COUNTY OF RIVERSIDE
OFFICE OF THE TREASURER-TAX
COLLECTOR
4800 LEMON STREET
RIVERSIDE, CA 92501

INTERESTED PARTY

RANCHO CALIFORNIA WATER
DISTRICT
P.O. BOX 9017
TEMECULA, CA 92589-9017

INTERESTED PARTY

RIVERSIDE COUNTY PLANNING
DIRECTOR
4080 LEMON STREET, 9TH FLOOR
RIVERSIDE, CA 92501

INTERESTED PARTY

RIVERSIDE COUNTY FLOOD
CONTROL AND WATER
CONSERVATION DISTRICT
1995 MARKET STREET
RIVERSIDE, CA 92501-1770

INTERESTED PARTY

REDHAWK COMMUNITIES, INC.
ATTN: DIANE LYN GARRETT, AGENT
FOR SERVICE OF PROCESS
3594 VIA ZARA
FALLBROOK, CA 92028

INTERESTED PARTY

CENTEX HOMES
C/O SANDRA SCHAEFFER, ESQ. AT
SCHAEFFER LAW
3104 CAMELBACK RD, PMB 2341
PHOENIX, AZ 85016-4502

INTERESTED PARTY

CENTEX REAL ESTATE
CORPORATION
ATTN: OFFICER, A MANAGING OR
GENERAL AGENT, OR TO ANY
OTHER AGENT AUTHORIZED BY
APPOINTMENT OR LAW TO
RECEIVE SERVICE
9111 CYPRESS WATERS BLVD,
STE 200
COPPELL, TX 75019-4858

INTERESTED PARTY

SOUTHERN CALIFORNIA EDISON
ATTN: CORPORATE REAL ESTATE,
DISTRIBUTION/TRES
14799 CHESTNUT STREET
WESTMINSTER, CA 92683-5240

INTERESTED PARTY

VERIZON CALIFORNIA, INC.
ATTN: TIM AVILA, RIGHT OF WAY
ADMINISTRATOR
11 SOUTH 4TH STREET, 2ND
FLOOR - CAE01NE
REDLANDS, CA 92373

SECURED CREDITOR

KIA MOTORS FINANCE
4000 MACARTHUR BLVD., STE
NEWPORT BEACH, CA 92660-
2558

SECURED CREDITOR

NAVY FEDERAL C U
PO BOX 3700
MERRIFIELD, VA 22119-3700

**SECURED CREDITOR / POC
ADDRESS**

NAVY FEDERAL CREDIT UNION
PO BOX 3000
MERRIFIELD VA 22119-3000

SECURED CREDITOR

SANTANDER CONSUMER USA
P O BOX 961245
FT. WORTH, 76161-0244

SECURED CREDITOR

SANTANDER CONSUMER USA INC.
C/O STEWART, ZLIMEN & JUNGERS,
LTD.
2860 PATTON ROAD
ROSEVILLE, MN 55113-1100

CREDITOR

AARES / MILITARY STAR
3911 S WALTON WALKER BLVD
DALLAS, TX 75236

CREDITOR

AARGON AGENCY
3025 W. SAHARA
LAS VEGAS, NV 89102-6094

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650 CALIFORNIA STREET
SAN FRANCISCO, CA 94108-2716

CREDITOR

ALBERT KNOWLES
DBA THE BANKRUPTCY CLINIC
P O BOX 43415
LOS ANGELES, CA 90043-0415

CREDITOR / POC ADDRESS

ARMY & AIR FORCE EXCHANGE
SERVICES
ATTENTION GC-G
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DALLAS TX 75236

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AWA COLLECTIONS
P O BOX 6605
ORANGE, CA 92863-6605

CREDITOR

CARE CREDIT
PO BOX 965036
ORLANDO, FL 32896-5036

CREDITOR

CASTLE REALTY GROUP INC
12125 DAY STREET #E303
MORENO VALLEY, CA 92557-6704

CREDITOR

EMPLOYMENT DEVELOPMENT
DEPT
BANKRUPTCY GROUP MIC 92E
P O BOX 826880
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MIDLAND FUNDING
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SAN DIEGO, CA 92108-3007

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PO BOX 3001
MALVERN PA 19355-0701

CREDITOR

VW & ASSOCIATES
PO BOX 5108
RIVERSIDE, CA 92517-5108

CREDITOR

COLLECTION BUREAU OF A
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PO BOX 41021
NORFOLK VA 23541-1021

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CREDITOR

CREDITOR BANKRUPTCY SERVICE
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